Prepared by: The Smithtown Planning Department	SPEC C F	R43	R21		RES R10/S	SIDEN	'IAL	PRD		RMGA	$PB^5$	BUSINESS OB SCB NB		СВ	INDUSTRIAL WSI LI HI			
RESIDENTIAL USES 1 Family dwelling	P	P	P	P	P	P	-	-	-	,	P	P	-	P	P	-	-	-
2 Family dwelling Garden apartment	-	-	-	-	-	P	-	-	P	P	P -	-		-	P -	-	-	-
Townhouse dwelling <sup>1</sup> Bonus density apartment	BA	-	-	-	-	-	P -	P -	- TB	P -	-	-	-	-	-	-	-	-
COMMUNITY FACILITY USES Airport, heliport	тв			_	_			_	_	,				_	_		тв	ТВ
Arena or assembly hall Cemetery	BA P	P	Р	Р	P	р	-	-	-	-	-	-	-	-	-	BA	BA	BA
Church or similar place of worship	P	P	P	P	P	P	-	P	P	-	P	P	P	P	P	P	P	P
College or university Convent or monastary	TB P	P	P	P	P	P	-	-	-	-	P	P	-	P	P	P	P	-
Day camp Day care center, nursery school	BA BA	BA BA	BA BA	BA BA	BA BA	BA	-	BA	-	-	BA BA	BA	BA	BA	BA	BA BA	BA BA	BA
Fire or ambulance station Golf course or country club of 50 acres or more	P BA	P BA	P BA	P BA	P BA	P BA	-	P -	-	-	P -	P -	P -	P	P -	P P	P P	P P
Hospital or nursing home Membership club, non profit	TB BA	TB BA	TB BA	TB BA	TB BA	TB BA	-	-	-	-	TB BA	TB BA	TB BA	TB BA	TB BA	TB BA	TB BA	-
Park, playground or nature preserve Public library, museum or similar use	P P	P P	P P	P P	P P	P P	P	P	P	P	P P	P P	P P	P P	P P	P P	P P	P
Public utility facility Rail or bus station	TB TB	TB TB	TB TB	TB TB	TB TB	TB TB	TB TB	TB TB	TB TB	TB TB	TB TB	TB TB	TB TB	TB TB	TB TB	TB TB	TB TB	TB TB
School, elementary or high	P	P	P	P	P	P		-	-	-	P	P	P	P	P	P	P	-
Swimming or boat club BUSINESS USES	BA	BA	BA	BA	-	-	-	BA	-	-	-	-	-	-	-	BA	BA	-
Adult entertainment Adult retail shop	-	-		-	-	-	-	-	-	-	-	-	P P	-	-	P .	-	P P
Agriculture Animal hospital, veteranarian, kennel	P .	P .	P .	P	P	P	-	P	-	-	P BA	P -	P BA	P BA	P BA	P BA	P BA	P .
Animal husbandry Appliance, office machine or furniture repair	BA	BA	BA		-	-	-	-		-	-		P	Р	Р	BA P	BA	-
Bank	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	P	P	-
Barbershop or similar personal service shop Billiard hall	-	-	-	-	-	-	-	-	-	-	-	-	P P	P	P P	-	-	-
Boat sales and/or rental showroom Bowling alley	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P -	P TB	TB	-
Broadcast studio or station, not including antennae Canoe rental showroom	-	-	-	-		-	-	-	-	-	-	P -	Р	P	P P	P P	P -	-
Car wash Coin-operated laundromat	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	BA	-	-
Commercial public recreation not otherwise listed herei Contractor showroom	-	-	-	-	-	-	-	-	-	-	-	-	- P	P	P	TB P	ТВ	TB P
Counter service restaurant	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	$P^7$	
Dance, self defence or martial arts school Dance club	-	-		-	-	-	-	-	-	-	-	-	P -	P	P BA	P BA	-	-
Dry cleaning plant of less than 4000 sq. ft. Fence or swimming pool sales	-	-	-	-	-	-	-	-	-	-	-	-	P -	P -	P	Р	-	-
Filling station Fitness center, gymnasium	-	-	-	-	-	-	-	-	-	-	-	-	Р	BA P	Р	BA P	Р	-
Funeral home Game center	-	-	-	-	-	-	-	-	-	-	P	P	P TB	P	P TB	P TB	-	-
Health Spa	D.	D.4	D.4	D.	- -	-	-	-	-	-	-	-	P	P	P	P	P	P
Horsemanship school, horse boarding Hotel, motel	BA -	BA -	BA -	BA -	BA -	-	-	-	-	-	-	-	-	-	ТВ	BA TB	BA TB	-
Lumber yard Medical laboratory	-	-	-	-	-	-	-	-	-	-	-	Р	-	-	P P	BA P	Р	P P
Microbrewery Mini-storage warehouse	-	-	-	-	-	-	-	-	-	-	-	-	P	-	P P	P P	Р	Р
Motor vehicle sales or rental showroom Nursery	-	-	-		-	-	-	-		-	-		-	P	P P	P P	-	
Office	-	-	-	-	-	-	-	-	-	-	P	P	P	P	P	P TB	P TB	P TB
Outdoor golf driving range, miniature golf Power equiptment shop	-	-		-	-	-	-	-	-	-	-	-	P	-	P	P	-	-
Repair garage Restaurant	-	-	-	-	-	-	-	-	-	-	-	-	P	P	BA P	BA P	P	BA -
Retail establishment, not otherwise listed herein Shoe repair, tailoring, or dressmaking	-	-	-		-	-	-	-	-	-	-	-	P P	P P	P P	-	-	-
Shipping center Shooting range	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P TB	- TB	TB
Skating rink Studio for musician, painter, sculptor or photographer	-	-	-	-	-	-	-	-	-	-	-	-	Р	P	P	TB P	TB P	-
Tavern, bar or inn	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P		
Taxi or limosine establishment Tennis or racquet club, indoor/outdoor	-	-	-	-	-	-	-	-	-	-	-	-	-	-	BA -	P TB	ТВ	P P
Theatre Theatre, multi-plex	-	-	-	-	-	-	-	-	-	-	-	-	BA BA	-	BA -	BA -	-	-
Video rental shop Vocational school	-	-	-	-	-	-	-	-	-	-	-	P	P P	P	P P	Р	Р	-
INDUSTRIAL USES Asphalt manufacturing																_		P
Brick or tile manufacture	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P
Burlap or textile thread manufacture Candle or wax manufacture	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P P
Cement batching Concrete products manufacture	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P TB
Construction equipment and supplies storage yard Dyestuff manufacture	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	TB P
Forge plant Foundry	-	-			-			-	-	-	-	-	-			-		P P
Fuel storage or distribution	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	BA	BA P	P P
Laundry or dry-cleaning plant of more than 4000 sq.ft. Licensed junkyard	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	. ·	TB
Machine shop Monument manufacture	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P P
Non-nuisance industry Plating works	-	-	-		-	-	-	-	-	-	-	-	-	-	P <sup>4</sup>	P <sup>4</sup>	P <sup>4</sup>	P P
Printing plant more than 4000 sq.ft. floor area Research laboratory	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P P	P P	P P
Rock crusher Sand and gravel mining or processing	-	-		-	-	-		-	-	-	-	-	-	-	-	-	-	TB TB
Trucking station	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	BA	BA	BA
Warehouse Wholesale business, distributer	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P P	P P	P P
ACCESSORY USES Accessory apartment	-	-			-	-	-	-	_	-	BA	_	-	BA	BA	-	-	-
Accommodations for 1 boarder Cafeteria or restaurant incidental to primary use	-	P <sup>6</sup>	$P^6$	$P^6$	$P^6$	-	-	-	-	-	$P^6$	Р	Р	$P^6$	Р	Р	Р	Р
Car wash, accessory to filling station Christmas tree sales	-	-	-	-	-	-	-	-	-	-	-	-	- P	BA P	BA P	BA P	P	P
Coin-operated machine	P <sup>2</sup>	P <sup>2</sup>	$P^2$	$\frac{\cdot}{P^2}$	$P^2$	$\mathbf{p}^2$	- - P <sup>2</sup>	- - P <sup>2</sup>	- - P <sup>2</sup>	$P^2$	- D	- - P	P	P	P	P	-	-
Customary accessory structure and/or use Dish antenna	P	P	P	P	P	P	P	P	P	P	P P	P	P P	P P	P P	P P	P P	P P
Game room Home occupation	BA	BA	BA	BA	BA	BA	-	-	-	-	Р	Р	P -	P BA	P -	-	-	-
Horse stabling Incidental retail not exceeding 3% gross floor area	P .	P .	P -	BA -	BA .	-	-	-	-		-	-	-	-	-	-	Р	-
Living quarters for parent Outdoor dining area	BA	BA	BA	BA	BA	BA	-	-	-	-	-	-	- BA	BA	P	BA	BA	-
Outdoor storage Parking for business and/or industrial uses	-	BA	- BA	BA	-	BA	-	-	-	-	P	- - P	Р	Р	P	P P	BA P	P P
Parking garage	-	-	-	-	BA -	-	-		-		-	-	-	-	-	BA	BA	-
Private garage or off-street parking Private Swimming Pool	P P	P P	P P	P P	P P	P P	$\frac{P}{P^3}$	${ m P} \\ { m P}^3$	$\frac{P}{P^3}$	$ \begin{array}{c} P \\ P^3 \end{array} $	P P	P P	P -	P P	P -	P P	P P	P -
Propane exchange	-	-	-	-	-	-	-	-		-	-	-	BA	BA	BA	BA	-	BA

## Signs LEGEND

LEGEND 1

"P" means Permitted

"BA" means Permitted by Special Exception from the Board of Appeals 2

"TB" means Permitted by Special Exception from the Town Board 3

"-" means Not Permitted 4

- Any Land Use not listed in this table is not permitted in any district  $\quad 5$
- \* Additional restrictions apply Please consult the Planning Department for more information.

P БА <u>Р</u>

- Permitted in R-43, R-10 and R-10S Districts, only as part of final plat approval by the Planning Board in a subdivision clustered pursuant to Sec. 278 of the Town Law.
- Provided that it shall not include any activity commonly conducted as a business.
- Not more than one (1) pool per site.

  Except those uses specifically prohibited in Sec. 322-11.

  All permitted uses greater than two thousand five hundred (2,500) square feet gross floor area are
- subject to Special Exception (Board of Appeals) approval.

  Provided that separate kitchen or entrance facilities are not included.

  Permitted only when located in a building used primarily for office and/o non-nuisance industry pursurant to Sec. 322-28A.